



Linthorpe House, Linthorpe Road, Poole BH15 2JU

A modern first floor apartment set within an attractive purpose built low rise development. There is spacious open plan living on offer and Ashley Cross, Poole Park and the centre of Poole are situated close by.

EPC: C Council Tax Band: B Price: £173,000 Leasehold







Key Features

- MODERN PUPOSE BUILT FIRST FLOOR APARTMENT
- ENTRANCE HALLWAY
- 20ft OPEN PLAN LIVING AREA (INTEGRATED KITCHEN APPLIANCES)
- DOUBLE BEDROOM
- SPACIOUS MODERN BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING SPACE & COMMUNAL BRICK OUTBUILDING FOR BIKE STORAGE
- 125 YEAR LEASE FROM JANUARY 2014
- £200 GROUND RENT P.A
- MAINTENANCE APPROX. £1,061 P.A.

The Property

A Communal door with security entry phone system leads in to the communal hallway and stairs lead up to the first floor.

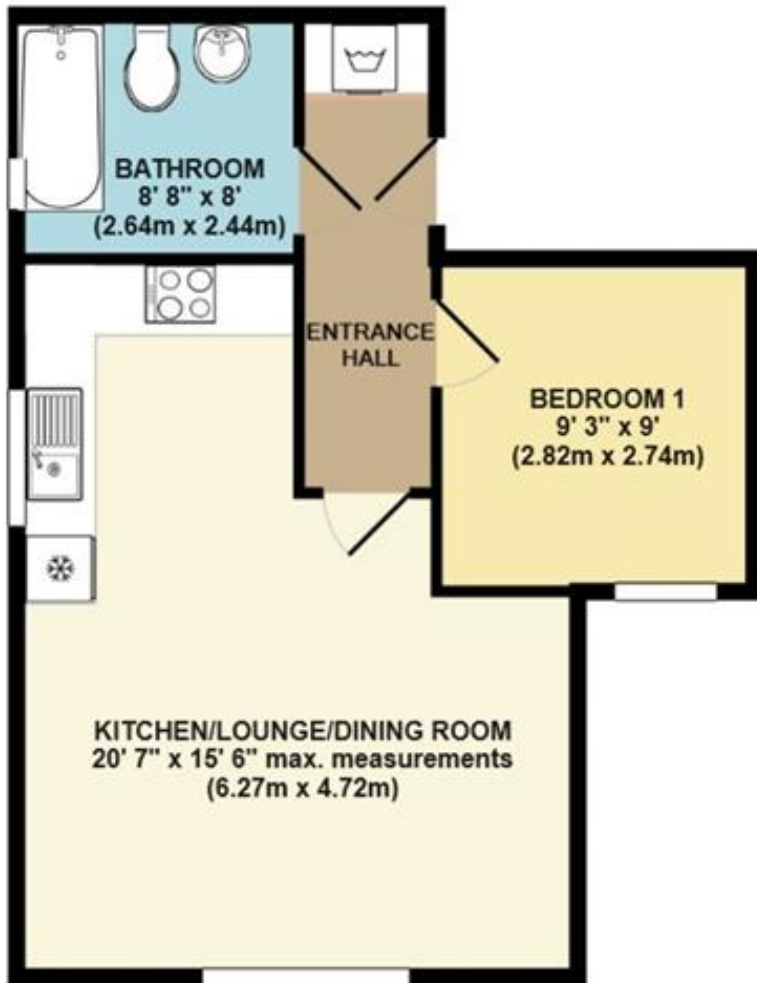
A personal front entrance door leads into the entrance hallway and here you can store coats with the plumbing and washing machine space located conveniently underneath away from the living area.

The dual aspect open plan living space is light and airy and combines a lounge and dining area with a

modern fitted kitchen that benefits from integrated appliances.

There is a double bedroom serviced by a spacious modern fitted fully tiled bathroom both accessed off the hallway.

Outside there is an allocated parking space conveyed with the apartment and there is a residents' communal brick outbuilding for bike storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



[rightmove](#)

[OnTheMarket](#)

